



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Acceptance of Improvements in Woodhaven Park, Unit No. 1, Tract No. 2604, and Woodhaven Park, Unit No. 2, Tract No. 2717, and Adopt a Resolution Approving the No-Parking Zone on Woodhaven Lane North of Eilers Lane and Approving Removal of the No-Parking Zone When No Longer Needed

MEETING DATE: June 5, 1996

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council adopt the attached resolution accepting the development improvements for Woodhaven Park, Unit No. 1, Tract No. 2604, and Woodhaven Park, Unit No. 2, Tract No. 2717, and approve the no-parking zone on Woodhaven Lane north of Eilers Lane and the removal of the no-parking zone when it is no longer needed.

BACKGROUND INFORMATION: Improvements at Woodhaven Park, Unit No. 1, Tract No. 2604, and Woodhaven Park, Unit No. 2, Tract No. 2717, have been completed in substantial conformance with the requirements of the Improvement Agreements between the City of Lodi and Galowood Associates, L.P., as approved by the City Council on February 21, 1996, and as shown on Drawings No. 95D080 through 95D084 and 95D086. Council approved the Woodhaven Park, Unit No. 1, Improvement Agreement on February 21, 1996, and the Woodhaven Park, Unit No. 2, Improvement Agreement was approved by Council on March 6, 1996. Woodhaven Park Units No. 1 and 2 are shown on the attached map.

Fees for the work involved in having the City install the necessary wiring to energize the street lights in the subdivision have been paid by the developer, but City crews will not be able to complete their work for a few more weeks. It is staff's recommendation that Council accept the subdivision improvements but require the developer to keep Inglewood Drive barricaded at Woodhaven Drive and at Lilac Street until the street lights are operational.

With the construction of Woodhaven Park, Woodhaven Lane was constructed adjacent to the development. In order to accommodate the two-lane facility, it is necessary to install a 195-foot no-parking zone from 370 feet north of Eilers Lane to 85 feet north of Inglewood Drive (see Exhibit A). This is similar to the area south of Woodhaven Park, Unit No. 1, adjacent to Woodhaven Place Apartments. Until the west side develops, Woodhaven Lane is too narrow to accommodate the two travel lanes and parking. When it is widened to the ultimate curb-to-curb width of 64 feet, this no-parking zone will not be needed.

We also request Council approve removal of the no-parking zone when the west side of Woodhaven Lane is constructed and the no-parking zone is not needed.

The streets to be accepted are as follows:

Streets	Length in Miles
Woodhaven Park, Unit No. 1	
Woodhaven Lane	0.00
Inglewood Drive	0.12
Inglewood Court	0.03
Woodhaven Park, Unit No. 2	
Inglewood Court	0.05
Total New Miles of City Streets	0.20

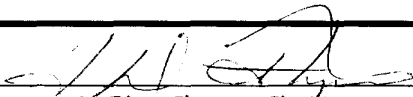
FUNDING: Not applicable.


Jack L. Ronsko
Public Works Director

Prepared by Wesley K. Fujitani, Senior Civil Engineer
attachments

cc: City Attorney Street Superintendent
Associate Traffic Engineer Developer

APPROVED:


H. Dixon Flynn -- City Manager

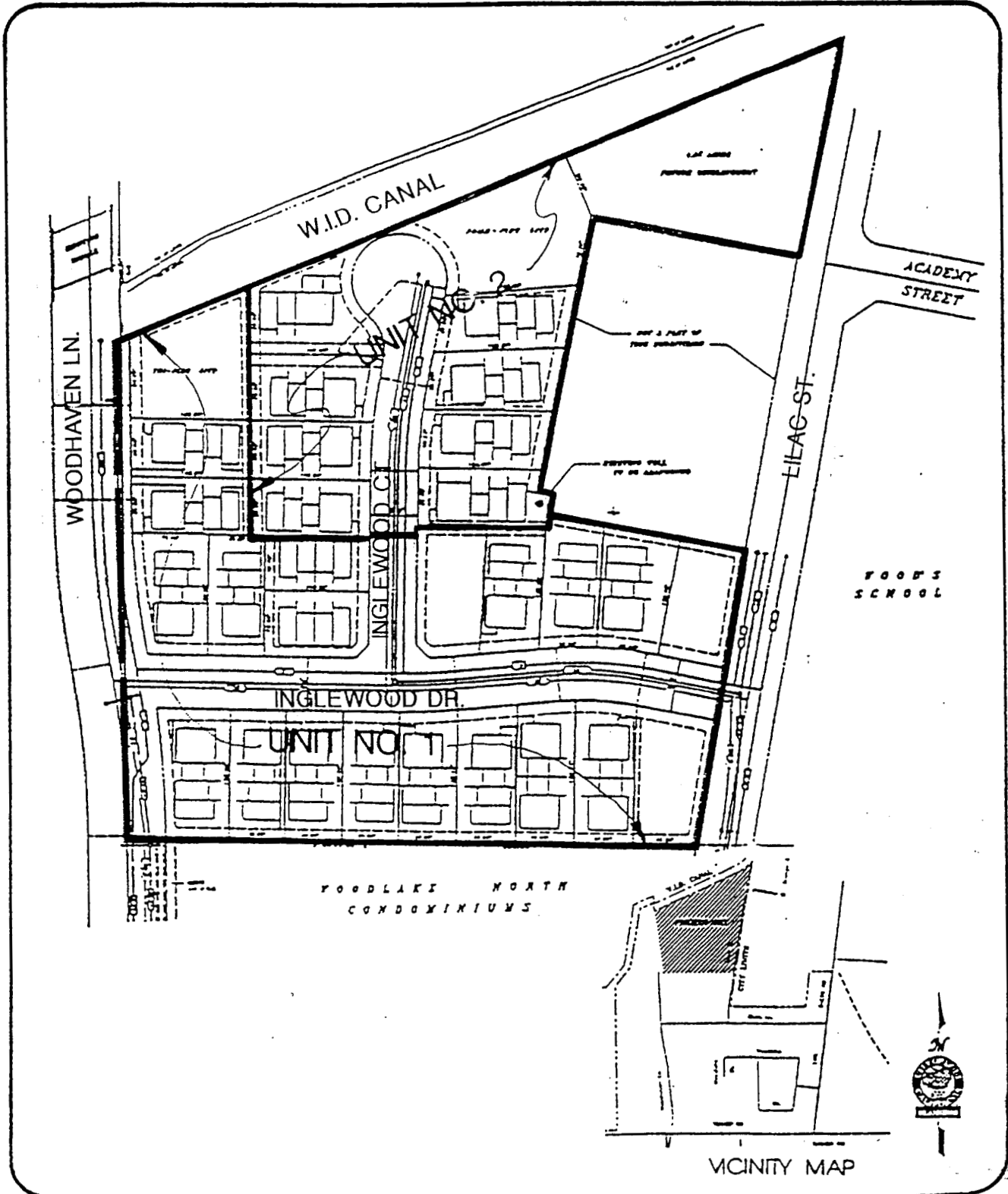


CITY OF LODI

PUBLIC WORKS DEPARTMENT

WOODHAVEN PARK

UNITS NO. 1 & 2



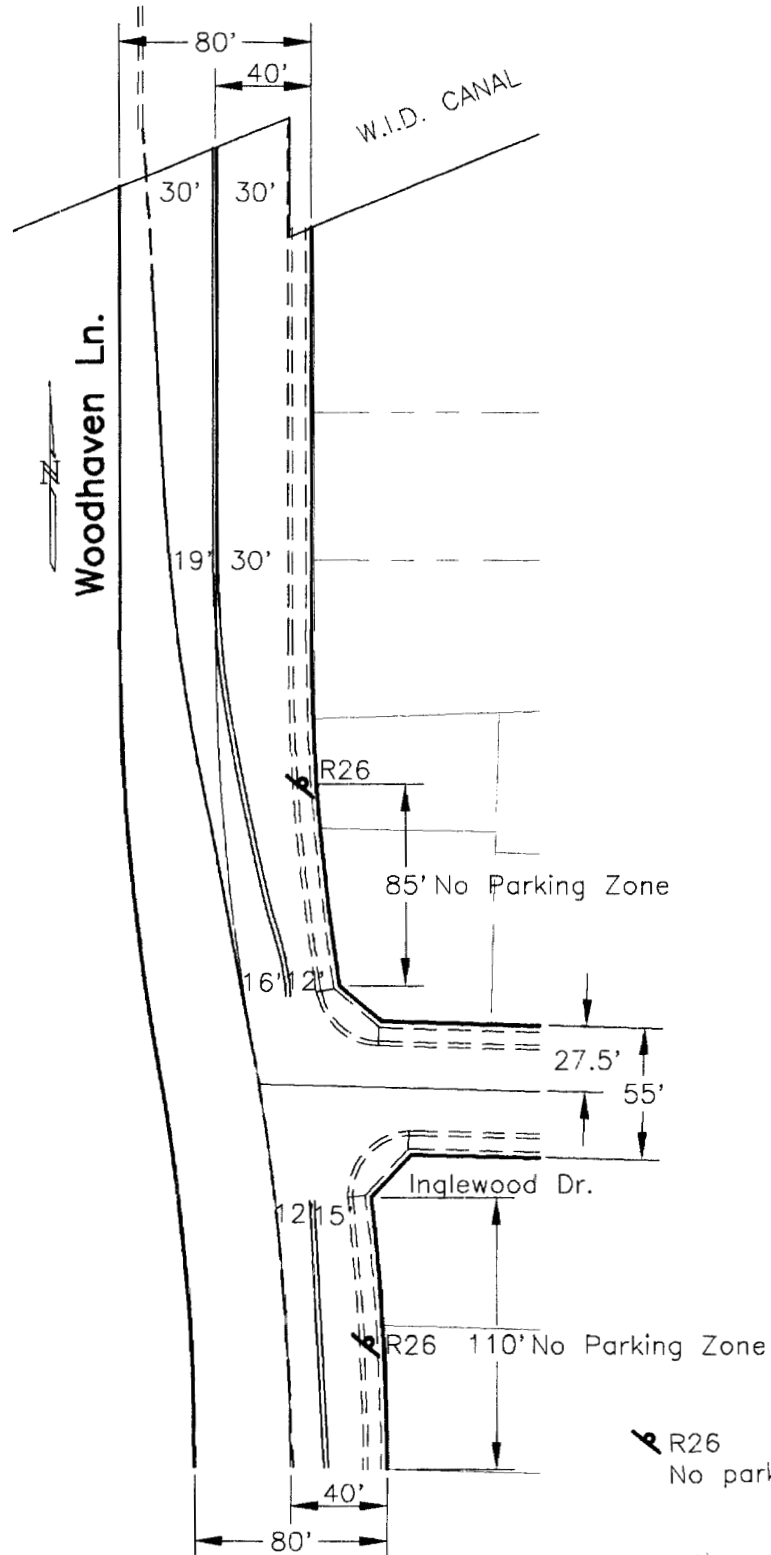


CITY OF LODI

PUBLIC WORKS DEPARTMENT

EXHIBIT A

Woodhaven Lane
Prop. No Parking Zone



R26
No parking sign & post

RESOLUTION NO. 96-61

A RESOLUTION OF THE LODI CITY COUNCIL
ACCEPTING THE DEVELOPMENT IMPROVEMENTS INCLUDED
IN THE IMPROVEMENT AGREEMENT FOR WOODHAVEN PARK,
UNIT NO. 1, TRACT NO. 2604, AND WOODHAVEN PARK, UNIT NO. 2,
TRACT NO. 2717; AND FURTHER APPROVING THE NO-PARKING ZONE
ON WOODHAVEN LANE NORTH OF EILERS LANE AND APPROVING
REMOVAL OF THE NO-PARKING ZONE WHEN NO LONGER NEEDED

WHEREAS, fees for the work involved in having the City install the necessary wiring to energize the street lights in the subdivision have been paid by the developer, but City crews will not be able to complete their work for a few more weeks; and

WHEREAS, it is staff's recommendation that the City Council accept the subdivision improvements but require the developer to keep Inglewood Drive barricaded at Woodhaven Drive and at Lilac Street until the street lights are operational; and

WHEREAS, with the construction of Woodhaven Park, Woodhaven Lane was constructed adjacent to the development, and in order to accommodate the two-lane facility, it is necessary to install a 195-foot no-parking zone from 370 feet north of Eilers Lane to 85 feet north of Inglewood Drive as shown on Exhibit A attached hereto; and

WHEREAS, until the west side develops, Woodhaven Lane is too narrow to accommodate the two travel lanes and parking, and when it is widened to the ultimate curb-to-curb width of 64 feet, this no-parking zone will not be needed;

WHEREAS, staff further recommends that the City Council approve the removal of the no-parking zone when the west side of Woodhaven Lane is constructed and the no-parking zone is no longer needed.

The City Council of the City of Lodi finds:

1. That the developer is required to keep Inglewood Drive barricaded at Woodhaven Drive and at Lilac Street until the street lights are operational; and
2. That in order to accommodate the two-lane facility on Woodhaven Lane, it is necessary to install a 195-foot no-parking zone from 370 feet north of Eilers Lane to 85 feet north of Inglewood Drive as shown on Exhibit A attached hereto; and

3. That the no-parking zone will be removed when the west side of Woodhaven Lane is constructed and the no-parking zone is no longer needed; and

4. That all requirements of the Improvement Agreement between the City of Lodi and Galowood Associates, L.P., for the improvements for Woodhaven Park Unit No. 1, Tract No. 2604, and Woodhaven Park, Unit No. 2, Tract No. 2717, have been substantially complied with. The improvements are shown on Drawings Nos. 95D080 through 95D084 and 95D086, on file in the Public Works Department, and as specifically set forth in the plans and specifications approved by the City Council on February 21, 1996 and March 6, 1996, respectively.

5. The streets to be accepted are as follows:

<u>Streets</u>	<u>Length in Miles</u>
<u>Woodhaven Park, Unit No. 1</u>	
Woodhaven Lane	0.00
Inglewood Drive	0.12
Inglewood Court	0.03
<u>Woodhaven Park, Unit No. 2</u>	
Inglewood Court	0.05
Total New Miles of City Streets	0.20

Dated: June 5, 1996

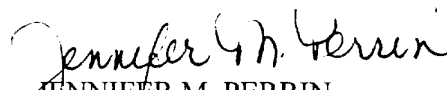
I hereby certify that Resolution No. 96-61 was passed and adopted by the City Council of the City of Lodi in a regular meeting held June 5, 1996, by the following vote:

AYES: COUNCIL MEMBERS - Davenport, Mann, Pennino, Sieglock and Warner (Mayor)

NOES: COUNCIL MEMBERS - None

ABSENT: COUNCIL MEMBERS - None

ABSTAIN: COUNCIL MEMBERS - None


JENNIFER M. PERRIN
City Clerk

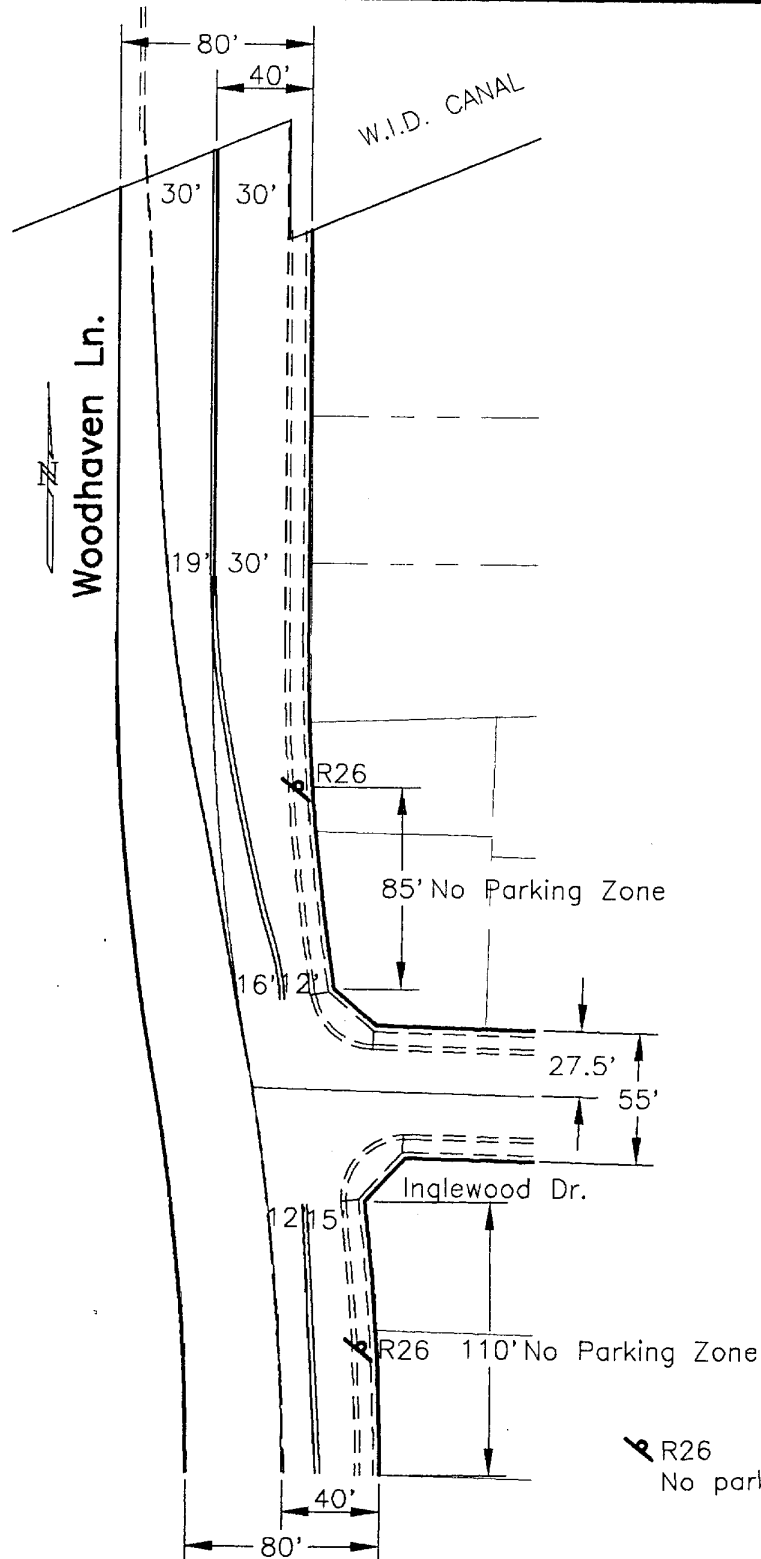


CITY OF LODI

PUBLIC WORKS DEPARTMENT

EXHIBIT A

Woodhaven Lane
Prop. No Parking Zone



R26
No parking sign & post

CITY COUNCIL

DAVID P. WARNER, Mayor
PHILLIP A. PENNINO
Mayor Pro Tempore
RAY C. DAVENPORT
STEPHEN J. MANN
JACK A. SIEGLOCK

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 333-6706
FAX (209) 333-6842

H. DIXON FLYNN
City Manager
JENNIFER M. PERRIN
City Clerk
RANDALL A. HAYS
City Attorney

June 19, 1996

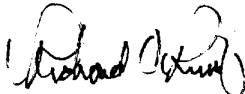
Union Safe Deposit Bank
P. O. Box 1200
Stockton, CA 95201

SUBJECT: Woodhaven Park, Unit No. 1, Tract No. 2604, and
Woodhaven Park, Unit No. 2, Tract No. 2717

The City Council of the City of Lodi, at its meeting on Wednesday, June 5, 1996, accepted the public improvements in the subject project. A copy of the resolution is enclosed for your files.

This letter is your authorization to exonerate the Instrument of Credit covering faithful performance. The Instrument of Credit covering labor and materials must remain in effect until September 3, 1996, in conformance with State law. You will receive no further correspondence regarding the release of the Instrument of Credit.

If you have any questions, please contact me.



Richard C. Prima, Jr.
City Engineer

RCP/lm

Enclosures

cc: Galowood Associates, Attn: Dennis G. Bennett
City Clerk ✓

CITY COUNCIL

DAVID P. WARNER, Mayor
PHILLIP A. PENNINO
Mayor Pro Tempore
RAY G. DAVENPORT
STEPHEN J. MANN
JACK A. SIEGLOCK

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 333-6706
FAX (209) 333-6842

H. DIXON FLYNN
City Manager
JENNIFER M. PERRIN
City Clerk
RANDALL A. HAYS
City Attorney

June 19, 1996

Galowood Associates
Attn: Mr. Dennis G. Bennett
P. O. Box 1597
Lodi, CA 95241

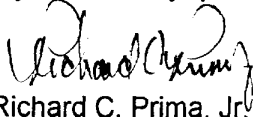
SUBJECT: Woodhaven Park, Unit No. 1, Tract No. 2604, and
Woodhaven Park, Unit No. 2, Tract No. 2717

The City Council of the City of Lodi, at its meeting on Wednesday, June 5, 1996,
accepted the public improvements made in the subject project.

Enclosed for your files is a copy of the resolution accepting the public improvements.
From the date of the resolution, the City of Lodi will maintain the street and other public
improvements installed within rights-of-way and public utility easements as shown on
the approved plans. The City is requiring that Inglewood Drive be barricaded at
Woodhaven Drive and at Lilac Street until the street lights are operational.

The enclosed letter has been sent to your bank so the Instrument of Credit covering
faithful performance can be exonerated. The Instrument of Credit covering labor and
materials must remain in effect for a period of ninety days from the date of the
resolution, in conformance with State law. On September 3, 1996, this instrument can
be released if no claims have been filed.

If you have any questions, please contact me.



Richard C. Prima, Jr.
City Engineer

RCP/SB/lm

Enclosure

cc: Electric Utility Department
Water/Wastewater Division
Street Division
City Clerk ✓
Union Safe Deposit Bank

CITY COUNCIL

DAVID P. WARNER, Mayor
PHILLIP A. PENNINO
Mayor Pro Tempore
RAY G. DAVENPORT
STEPHEN J. MANN
JACK A. SIEGLOCK

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 333-6706
FAX (209) 333-6842

May 29, 1996

H. DIXON FLYNN
City Manager
JENNIFER M. PERRIN
City Clerk
RANDALL A. HAYS
City Attorney

Galowood Associates
Attn: Mr. Dennis G. Bennett
P. O. Box 1597
Lodi, CA 95241

SUBJECT: Acceptance of Improvements in Woodhaven Park, Unit No. 1,
Tract No. 2604 and Woodhaven Park, Unit No. 2, Tract No. 2717, and
Adopt a Resolution Approving the No-Parking Zone on Woodhaven Lane
North of Eilers Lane and Approving Removal of the No-Parking Zone
When No Longer Needed

Enclosed is a copy of background information on an item on the City Council
agenda of Wednesday, June 5, 1996, at 7 p.m. The meeting will be held in the
City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the consent calendar and is usually not discussed unless a
Council Member requests discussion. The public is given an opportunity to address
items on the consent calendar at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council,
City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for
the mail. Or, you may hand-deliver the letter to the City Clerk at 305 West Pine Street.

If you wish to address the Council at the Council meeting, be sure to fill out a speaker's
card (available at the Carnegie Forum immediately prior to the start of the meeting) and
give it to the City Clerk. If you have any questions about communicating with the
Council, please contact Jennifer Perrin, City Clerk, at (209) 333-6702.

If you have any questions about the item itself, please call Wes Fujitani at (209) 333-6706.


Jack L. Ronsko
Public Works Director

JLR/lm

Enclosure

cc: City Clerk ✓